



## THE CORPORATION OF THE TOWN OF AMHERSTBURG

### OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE SERVICES

*MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

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Author's Phone: 519 736-5408 ext. 2124	Date to Council: April 12, 2021
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To: Mayor and Members of Town Council

Subject: Suitability for Development on Private Septic System on one Severed Lot on Front Road N

#### 1. **RECOMMENDATION:**

It is recommended that:

1. The development of a lot on Front Road North, severed off 1459 Front Road N, on a private septic system, as outlined in the March 22, 2021 report from the Manager of Planning Services, **BE APPROVED**.

#### 2. **BACKGROUND:**

A request has been submitted by John and Angela Riolo for Council's approval to develop one new lot on a private septic system. The Town of Amherstburg Official Plan requires that development of 5 or less lots/units, may take place on private individual on-site septic systems and in areas where public systems are not intended or are not readily available, only after Council approval has been granted.

John and Angela Riolo obtained approval from the Committee of Adjustment on January 26, 2021, File No. B/18/20, for the creation of a new residential building lot.

The applicant has severed a parcel of land being 48.15 m (158 ft.) frontage by an irregular depth with an area of approximately 0.756 hectares (1.87 acres) for purposes of creating a new residential building lot. The remaining parcel being 30.48 m (100 ft.) frontage by an irregular depth with an area of 2228.28 square metres (23,985 sq. ft.) contains one single detached dwelling and a detached garage. The subject lands are zoned Agricultural (A) Zone in the Zoning By-law 1999-52 and designated Low Density Residential in the Town of Amherstburg Official Plan.

Condition (11) of the Consent Approval requires that the developer obtain permission of Council for the development of the lot on a private individual septic system, as follows:

11. That Council approve the development of the newly created lot on private individual septic systems after the soil analysis and septic design for the proposed lot is completed. This requirement shall be fulfilled prior to the stamping of deeds.

### **3. DISCUSSION:**

The subject lands affected by the requested approval are severed off 1459 Front Road North.

Section 2.6.3 of the Official Plan states the following:

“[D]evelopment of 5 or less lots/units, if permitted by the Land Use Policies of this Plan, may take place on private individual on-site sewage disposal systems and/or private wells in areas where public and private communal systems are not intended or are not readily available.

Within a Settlement Area, Council approval will be required before any development is permitted on private individual sewage disposal and/or water systems. Approval may be conditional on proof of a potable water supply and soil suitable for septic tanks for the long term. Connection to public systems, should they become available, will be mandatory.”

Although it is preferable to have all development connected to the municipal sanitary sewers, in this case it would not be financially feasible. Further, for Council’s reference, all existing lots on Front Road North in this area with new or existing homes are serviced by private septic systems.

The design of the septic system will have to be satisfactory to all approval authorities, and approved by the applicable municipal department(s).

### **4. RISK ANALYSIS:**

The recommendation in this report presents little to no risk to the municipality. The subject lot was created through the consent process.

### **5. FINANCIAL MATTERS:**

All costs associated with the application are the responsibility of the applicant.

The future development of the lot would result in additional assessment to the Town’s property tax base, as well as an additional user to the water system to help create revenue through growth.

It would also attract development charges and building permit fees when development occurs.

**6. CONSULTATIONS:**

The Essex Region Conservation Authority (ERCA) and the Town of Amherstburg Drainage Superintendent/Engineering Coordinator were consulted during the consent process to provide feedback and comments regarding this property.

The Building Services Division identified no concerns with the proposed lot size or the ability for the home and private septic system to be constructed. The property owners would have the ability to utilize conventional or tertiary septic designs.

**7. CONCLUSION:**

Administration recommends the approval for the development of one lot on Front Road North on a private septic system.



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Frank Garardo  
**Manager of Planning Services**

**JM**

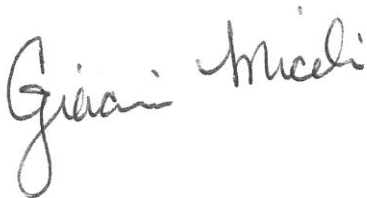
## Report Approval Details

Document Title:	Suitability for Development on Private Septic System on one Severed Lot on Front Rd N.docx
Attachments:	- 2021 04 12- Suitability of Development on Septic- ATTACHMENTS.pdf
Final Approval Date:	Apr 6, 2021

This report and all of its attachments were approved and signed as outlined below:



Cheryl Horrobin



John Miceli



Paula Parker